



Report to: Development Services Commission

Meeting Date: September 10, 2013

SUBJECT: Request for Demolition – Single Detached Dwelling
15 Peter Street, Markham
File DP 13-126513

PREPARED BY: Peter Wokral, Heritage Conservation Planner, ext. 7955

RECOMMENDATION:

- 1) That the staff report entitled “Request for Demolition – Single Detached Dwelling, 15 Peter Street Markham”, dated August 8, 2013, be received;
- 2) That Council endorse the demolition of the non heritage dwelling at 15 Peter Street located within the Markham Village Heritage Conservation District;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend that Council support the demolition of a non-heritage single detached dwelling at 15 Peter Street, Markham.

BACKGROUND:

Owner of the property proposes to demolish a single detached non-heritage dwelling

The owner of 15 Peter Street wishes to demolish a one and one half storey, single , detached, non-heritage dwelling in order to construct a new detached dwelling designed in accordance with policies and guidelines for new construction contained in the Markham Village Heritage Conservation District Plan.

The property is located within a heritage conservation district

As the property is designated under Part V of the Ontario Heritage Act, the review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing dwelling. Heritage Markham reviewed the request for demolition of the building on July 3, 2013 and had no objection.

OPTIONS/ DISCUSSION:

The Ontario Heritage Act requires Council to consider all demolition applications.

Although the subject building is not considered to possess cultural heritage value, it is located within the Markham Village Heritage Conservation District. According to the Ontario Heritage Act [section 42(1)], an owner is required to obtain a permit from the municipality to:

1. alter any part of the property other than the interior
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal.

The Act does allow a municipality to delegate its power to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality. Markham Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, upon consultation with Legal staff, the delegation of "alterations" to staff does not include the authority to consider applications for demolition or removal which are addressed under Part IV and V of the Act, and where no delegation provisions apply in these circumstances.

Therefore, all applications for demolition of buildings and structures within heritage conservation districts whether of cultural heritage value or not, must be considered by Council.

The proposed demolition of the building can be supported

A review of the existing building by the Heritage Markham Committee and Heritage Section Staff has determined that the structure has limited cultural heritage value and that there is no objection to its demolition. The existing dwelling was constructed in 1956 and is classified as a Class 'B' building or buildings of contextual value that support the heritage character of the District but are not considered to be of heritage significance themselves.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

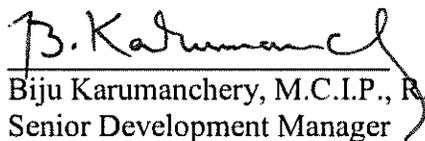
ALIGNMENT WITH STRATEGIC PRIORITIES:

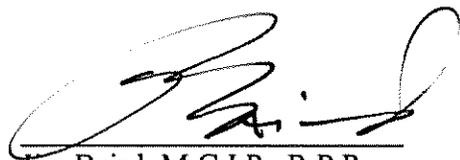
Not Applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.,
Senior Development Manager


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

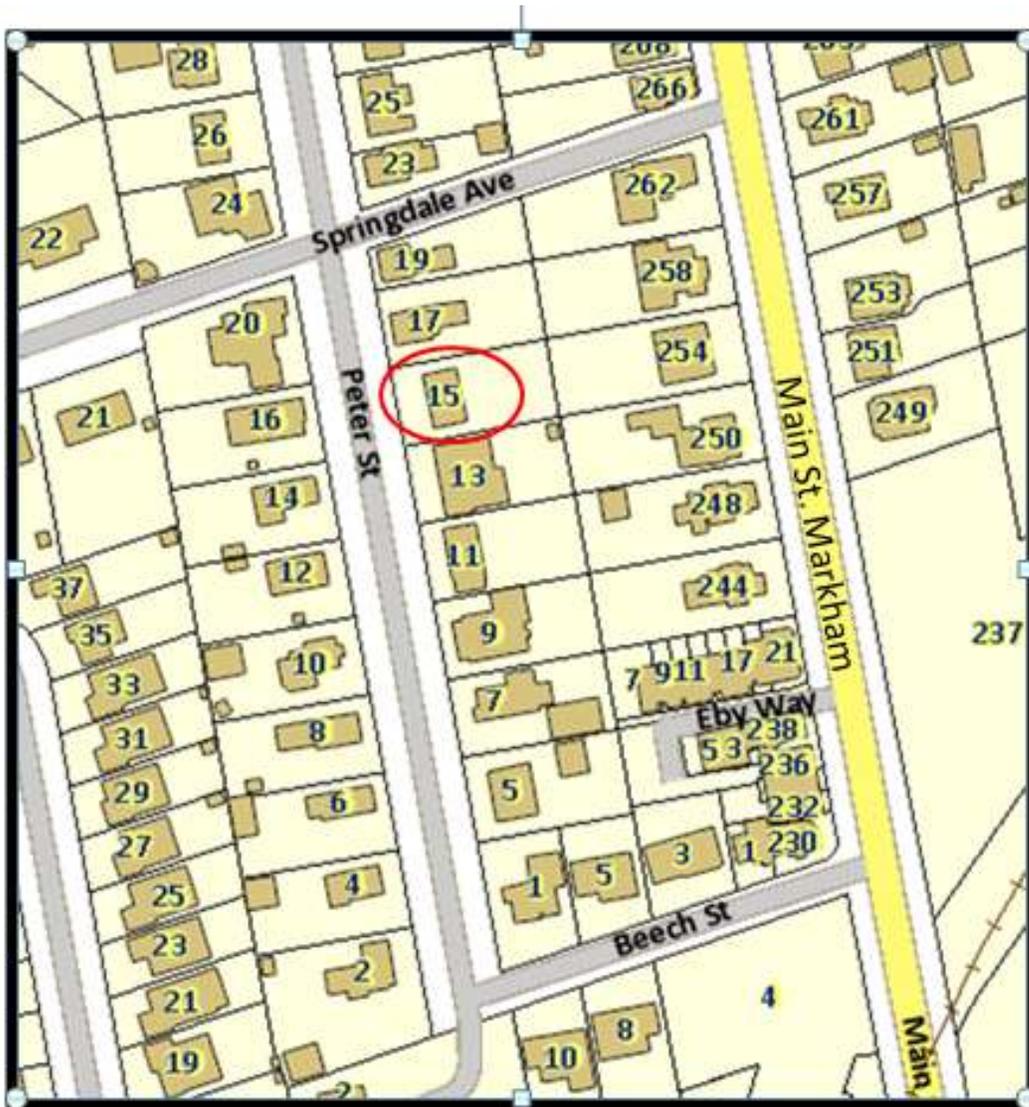
Appendix 'A' Photograph of the existing dwelling
Appendix 'B' Heritage Markham Extract of July 3, 2013

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\PETER\15\CAO DEMO Approval Aug 2013.doc

APPLICANT/OWNER: Mr. Andrew Spina
16 Windridge Drive,
Markham ON, L3P 1T8

LOCATION MAP



Appendix A- Photograph of Existing House



Appendix B- Heritage Markham Extract of July 3rd, 2013**HERITAGE MARKHAM
EXTRACT**

DATE: July 8, 2013
TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

**EXTRACT CONTAINING ITEM #8 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON JULY 3, 2013**

8. SITE PLAN CONTROL APPLICATION
15 PETER STREET
PROPOSED DEMOLITION OF EXISTING HOUSE
AND NEW DETACHED DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner advised of the proposal to demolish the existing non-heritage house (Class B) and construct a new single family dwelling in accordance with the Markham Village Heritage Conservation District Plan guidelines. The guidelines were reviewed with respect to appropriate design.

The Committee questioned staff regarding policies for Class B buildings. Staff reported the policy indicates that generally there will be an opposition to the demolition of this classification particularly if the building is deemed to be relatively significant in terms of adding to the overall heritage character of the district.

The Committee emphasized the importance of a tree inventory and discussed the protective hoarding, noting that trees are not being protected despite numerous calls to By-law Enforcement. Staff were requested to follow up on this issue with appropriate departments.

The Committee questioned if the neighbouring residents have been consulted. A member of the Committee suggested that the proposal is in keeping with other houses recently built in the area.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the existing non-heritage dwelling at Peter St. provided the applicant obtains site plan endorsement from the City for a new single detached dwelling designed in accordance with the guidelines for new construction contained in the Markham Village Heritage Conservation District Plan;

THAT final review of the Site Plan application to construct a new house at 15 Peter St. be delegated to Heritage Section Staff provided that the applicant provides a streetscape elevation